

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain variation in the Master Plan - Change of land use from Public and Semi Public use zone to Commercial use zone (Central Commercial) in the site near Door No.15-6-1 & 15-6-2 in S.No.39 at Luthergiri Campus, Katheru Road, Rajahmundry to an extent of 2022.65 Sq.Mtrs for establishment of Petrol Bunk - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.401

Dated the 5th June, 2008.

Read the following:-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11876/2006/R, dated 20.4.2007.
3. Government Memo. No.7872/H1/2007-1, Municipal Administration and Urban Development Department, dated 28.5.2007.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11876/2006/R, dated 14.8.2007.
5. Government Memo. No.7872/H1/2007-2, Municipal Administration and Urban Development Department, dated 16.1.2008.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11876/2006/R, dated 14.3.2008.
7. Government Memo. No.7872/H1/2007-3, Municipal Administration and Urban Development Department, dated 15.3.2008.
8. From the Commissioner of Printing, A.P., Extraordinary Gazette No.148, Part-I, dated 17.3.2007.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11876/2006/R, dated 21.5.2008.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 465 MA., dated 28.10.1975 was issued in Government Memo. No. 7872/H1/2007-3, Municipal Administration and Urban Development Department, dated 15.3.2008 and published in the Extraordinary issue of A.P. Gazette No. 148, Part-I, dated 17.3.2007. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 21.5.2008 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs.60,690/- (Rupees sixty thousand six hundred and ninety only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 148, Part-I, dated 17.3.2007 as required by clause (b) of the said section.

VARIATION

The site in the site near Door No.15-6-1 & 15-6-2 in S.No.39 at Luthergiri Campus, Katheru Road, Rajahmundry to an extent of 2022.65 Sq.Mtrs., the boundaries of which are as shown in the schedule hereto and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No. 465 MA., dated 28.10.1975 is now designated for Commercial use zone (Central Commercial) for establishment of Petrol Bunk by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map GTP No.7/2008/R which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the affected portion on Southern side to an extent of 67.68 Sq.Mtrs. (ie., 44.24 X 1.53 = 67.68 Sq.Mtrs.) to the Rajahmundry Municipal Corporation at free of cost through Registered Gift Deed.

SCHEDULE OF BOUNDARIES

North : Rajiv Gandhi Degree College.
East : Residential Quarters.
South : Existing 30 feet wide road to be widened to 40 feet wide as per Master Plan.
West : Rajiv Gandhi Degree College premises.

S.P.SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER